

101053

EASEMENT

101244

THIS EASEMENT is made the 15 day of January, 2015 by and between Richard Love and Joseph Love of Love Ranch of 1463 Eden Rd. Great Falls, MT 59405 and Donald Forrest Granger, James Granger and Elizabeth Granger of 1929 Eden Rd. Great Falls, MT 59405.

FILED AT THE REQUEST  
OF CHICAGO TITLE

RECITALS

1. Love is the owner of the following property (Tract A) located in Cascade Co. MT, to wit:

Township 18 North, Range 4 East, P.M.M.

Section 31: SENW, SWNW

2. Donald Forrest Granger is the owner of the following property (Tract B) located in Cascade Co. MT, to wit:

Township 18 North, Range 4 East

Section 31: A tract of land located in Government Lots 1, 2, 3, and 4, of Section 31, Township 18 North, Range 4 East, P.M.M., Cascade County, Montana, said tract being more fully described by metes and bounds as follows, to-wit:

Commencing at the Southwest Corner of said Section 31, said point being the Point of Beginning, EXTENDING THENCE: S.89°59'01" E. a distance of 1,077.47 feet along the South line of said Section 31, to a point on the Centerline of a County Road (Eden Road); Thence N.13°03'58"W. a distance of 386.61 feet; Thence N.9°11'55" W. a distance of 132.33 feet; Thence N.3°55'19"W. a distance of 758.98 feet; Thence N.0°58'01" E. a distance of 261.88 feet; Thence 1,133.02 feet along a non-tangent curve to the right, said curve having a Radius of 1,979.64 feet, a delta of 32°47'33" and a chord bearing and distance of N.17°21'47" E. 1,117.62 feet; Thence N.33°45'34" E. a distance of 23.43 feet, the last six courses being along said Centerline; Thence N.0°01'44" W. a distance of 2,684.39 feet along the East line of said Government Lots 2, and 1, to the Northeast Corner thereof; Thence S.89°56'21" W. a distance of 1,280.67 feet along the North line of said Section 31, to the Northwest Corner thereof; Thence S.0°14'12"E. a distance of 2,650.60 feet, along the West line of said Government Lots 1, and 2, to the West Quarter (W1/4) Corner of said Section 31; Thence S.0°04'02" E. a distance of 2,644.59 feet along the West line of said Government Lots 3, and 4, to the Southwest Corner thereof, said

point also being the Point Of Beginning, Containing an Area of 138.31 acres.

3. James and Elizabeth Granger are the owners of the following property (Tract C) located in Cascade Co. MT, to wit:  
Township 18 North, Range 3 East

Section 36: S2, S2S2NE, S2NW


4. Traversing the property owned by Love is a private road that travels east and west through Tract A to Tract B and Tract C.
5. The road marked on the attached map is a private road. This road is limited to landowners of Tract A, Tract B and Tract C.
6. The undersigned landowner does hereby confirm that the owners of Tract B and Tract C have the right to use this road as ingress and egress to Tract B and Tract C so long as the use of the road is not expanded. Improving said road shall be done by consultation between the landowners adjoining the private road and shall be done with their unanimous consent. To the extent necessary, Love grants Granger and any and all heirs or successors, and all subsequent owners of the property an easement for ingress and egress to Granger's property upon and across Love's property within the scope of use described herein.
7. This statement of private road right of way is binding upon the landowner signing this document and its successors and assigns of the real property that the road crosses.
8. Signed the date set forth in the parties acknowledgement.

  
Richard Love

Date: 15 January 2015

  
Joseph Love

Date: 15 January 2015

  
James Granger

Date: Jan 15, 2015

  
Donald Forrest Granger

Date: 1-15-15

  
Elizabeth Granger

Date: 1-15-15

State of Montana)

County of Cascade)

This instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2015, by Richard Love and Joseph Love, on behalf of Love Ranch, and Donald Forrest Granger, James Granger and Elizabeth Granger.

Notary Signature: Angie Meyer

Notary Printed Name: Angie Meyer

Notary Public for the State of Montana

Residing in Great Falls, Montana

My Commission Expires: September 23, 2016

